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vides that the commission may, in lieu of an absolute revocation, suspend a license. That it may also stay such a revocation or suspension, putting that particular real estate agent or salesman in a probationary status for the period of that suspension. On page 10 it again comes back with the provision that a subdivider may not act as a salesman or broker. The bill was advanced on an 8 to 0 nothing vote from committee.

PRESIDENT: Senator Keyes.

SENATOR KEYES: I just have one question of Senator Murphy.

SENATOR MURPHY: I may ask you to direct that to Senator Duis, but let's start.

SENATOR KEYES: Senator Murphy or else Senator Duis, on page 7 of the bill, in line 8, "any listing contract granting exclusive agency or an exclusive right to sell to himself or to his employing broker". Does that mean a land broker now can sell the property to himself, can buy it himself?

SENATOR DUIS: Well Senator Keyes you've always been able to do that. It's merely clarifying there on your exclusive contract is all.

SENATOR KEYES: You mean the man who is handling . . . the man that subdivided my farm and sold it wanted to buy 10 acres of it himself but he said he couldn't do it because he had it under contract to sell it? He couldn't sell it to himself?

SENATOR DUIS: Well I'm sorry he could have. All he has to do is inform you of the fact that he is buying it himself and you must be agreeable to it.

SENATOR KEYES: I wasn't disagreeable to it I just . . .

SENATOR DUIS: Well I'm saying anything we have listed, if it's agreeable with the seller, we can buy it too, but we generally don't until such a time as the listing is about to expire because we want to give anybody else a chance to purchase it that desires to do so. There's nothing to hinder us from purchasing property like anybody else, but we must make it absolutely known to the seller.

SENATOR KEYES: Oh, thank you. I didn't know that.

PRESIDENT: Senator Frank Lewis.

SENATOR F. LEWIS: I'd like just a question on the preclusion of a subdivider from being a salesman or a broker. I'm sure there's some kind of justification for it and I'd like somebody to respond to that and then I have a comment. Senator Duis?

SENATOR DUIS: Well a subdivider is merely a person who subdivides the property. They, in essence then, in order to sell this property should have a brokers license to back anybody else, because in a brokers